

SLUP-12 (2014)

SYMERNA CONCRETE BATCH PLANT
 LAND LOTS 894, 895, 899, & 900
 COBB COUNTY, GEORGIA

Project No. 14010
 Design By: BCU
 Drawn By: BCU
 Checked By: BCU
 Date: 5/14/14



BLACK ROCK CONSULTING, LLC
 3015 BIRCHWOOD PARK DRIVE
 ALPHARETTA, GA 30005
 (770) 385-8111 (FAX) 770-385-8199

ARGOS READY MIX LLC
 3015 BIRCHWOOD PARKWAY
 ALPHARETTA, GA 30005

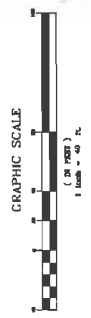
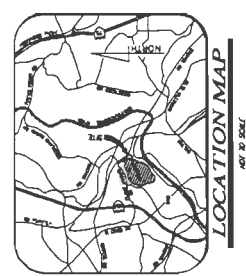
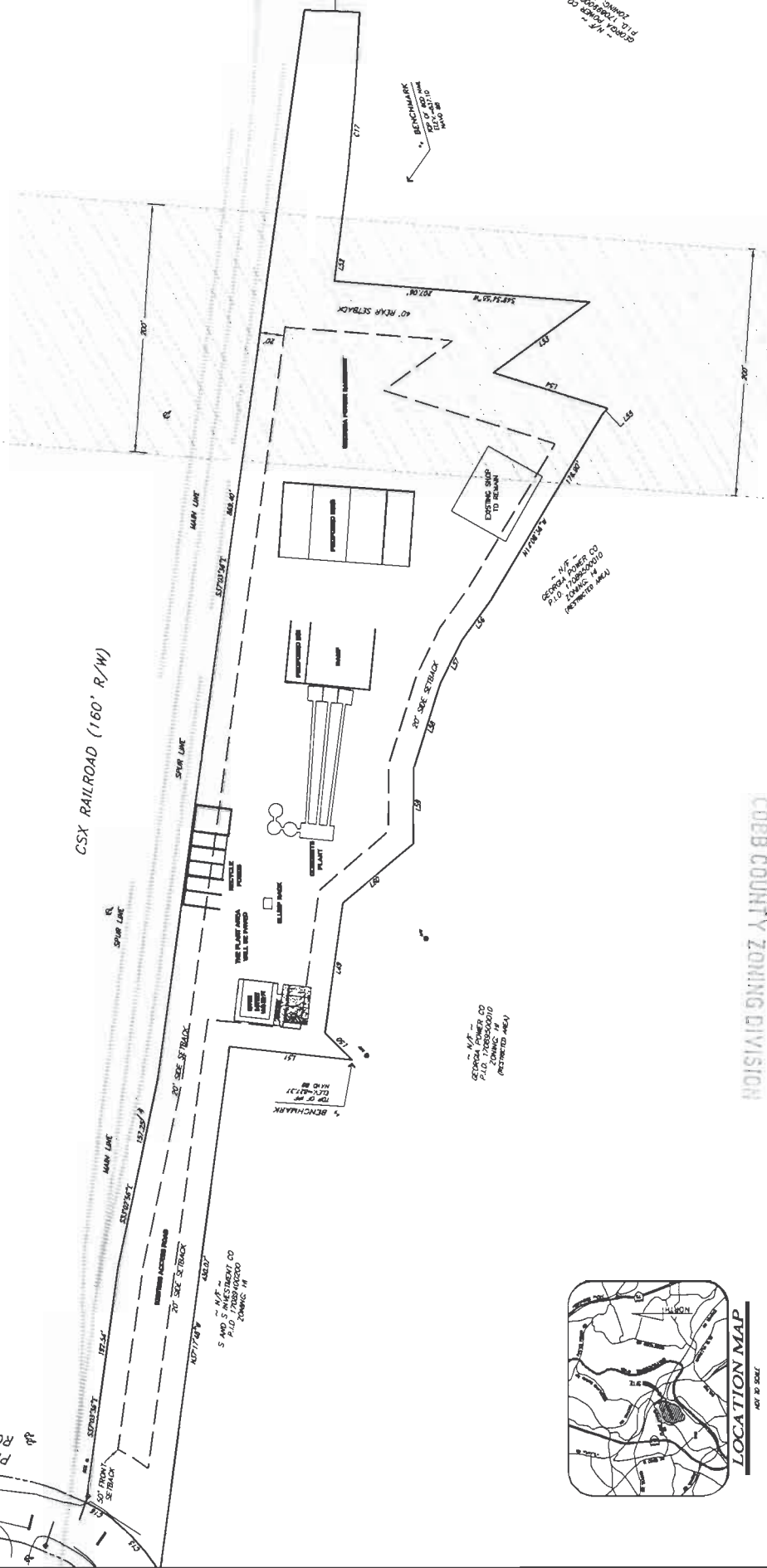


3.616 ACRES
 157,502 SQ. FT
 ZONING - HI
 (PLANT INDUSTRIAL)

DEVELOPER/OWNER: ARGOS READY MIX LLC
 3015 BIRCHWOOD PARKWAY
 ALPHARETTA, GA 30005
 (770) 385-8111

SURVEYOR: FRED S. SMITH, INC.
 1410 W. BIRCHWOOD
 ALPHARETTA, GA 30005
 (770) 385-8111

SITE ADDRESS: 390 KAWAMUCHI ROAD
 PARCELS 8, 9 & 10



COBB COUNTY GEORGIA
 FILED IN OFFICE
 2014 MAY - 1 AM 10: 11
 COBB COUNTY ZONING DIVISION

NOT RECORDED TO P.L.D. 7708340000
 5/14/14
 (RESTRICTED AREA)

NOT RECORDED TO P.L.D. 7708340000
 5/14/14
 (RESTRICTED AREA)

APPLICANT: Argos Ready Mix, LLC

PHONE#: (678) 368-4276 **EMAIL:** mwolinsky@argos-us.com

REPRESENTATIVE: Brian Johnson – Black Rock Consulting

PHONE#: (770) 395-6111 **EMAIL:** bjohnson@blackrockga.com

TITLEHOLDER: Argos Ready Mix, LLC; Georgia Power Company;
CSX Transportation, Inc.

PROPERTY LOCATION: South of Plant Atkinson Road, west side of
Railroad, west of South Atlanta Road
(293 Plant Atkinson Road).

ACCESS TO PROPERTY: Plant Atkinson Road

PHYSICAL CHARACTERISTICS TO SITE: Existing concrete
batch plant

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** CSX Railroad and HI/Developed Industrial Uses
- SOUTH:** HI/Potion of Existing Concrete Batch Plant
- EAST:** HI/Developed Industrial Uses
- WEST:** HI/Georgia Power

OPPOSITION: NO. OPPOSED **PETITION NO.:** **SPOKESMAN**

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:

PETITION NO.: SLUP-12

HEARING DATE (PC): 07-01-14

HEARING DATE (BOC): 07-15-14

PRESENT ZONING: HI

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Concrete Batch Plant

SIZE OF TRACT: 3.62 acres

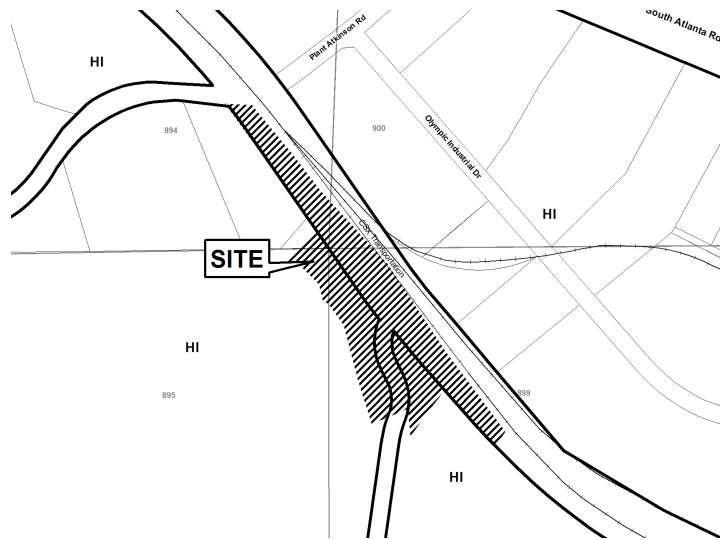
DISTRICT: 17

LAND LOT(S): 894

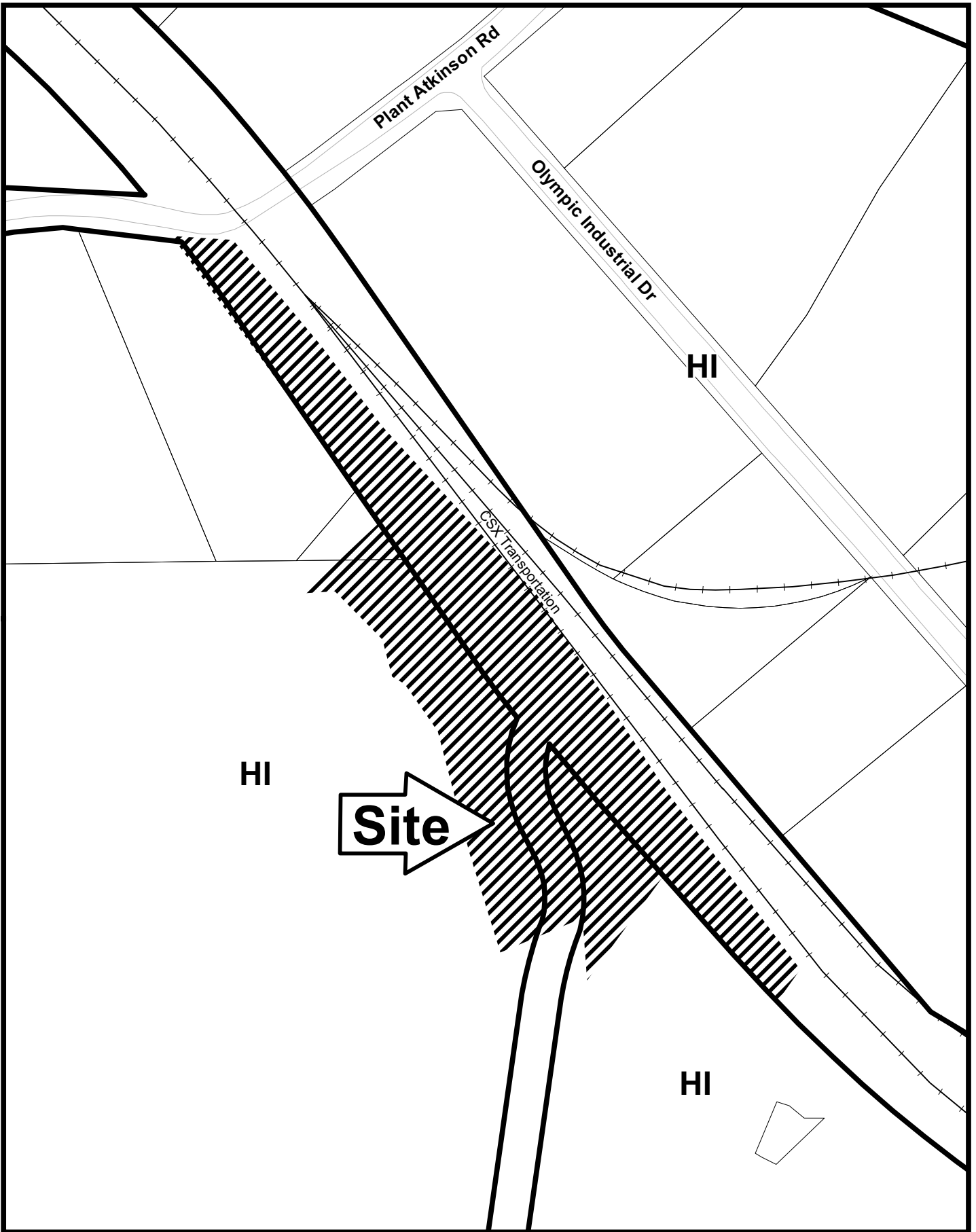
PARCEL(S): 13

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2



SLUP-12



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Argos Ready Mix, LLC

PETITION NO.: SLUP-12

PRESENT ZONING: HI

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of expanding the existing concrete batch plant. The existing concrete batch plant has been in operation since the 1960s. The existing and proposed batch plant overlaps onto properties owned by CSX Railroad and Georgia Power Company. The applicant has submitted signatures on behalf of the property owners.

With the new proposal, applicant is requesting the following simultaneous variances:

1. Waiving the required minimum lot size of five acres to 3.27;
2. Waiving the maximum allowed structure height from 50 feet to 95 feet for the existing material silo and 85' for the proposed silo at 85 feet; and
3. Waiving the 20-foot side setback along the southwest property line for the existing shop as indicated on the site plan.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend applicant verify that minimum intersection sight distance is available for ingress and egress maneuvers for the site; and, if it is not, implement remedial measures subject to the Department's approval, to achieve the minimum requirement of 390 feet.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

APPLICANT: Argos Ready Mix, LLC

PETITION NO.: SLUP-12

PRESENT ZONING: HI

PETITION FOR: SLUP

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

APPLICANT: Argos Ready Mix, LLC

PETITION NO.: SLUP-12

PRESENT ZONING: HI

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Chattahoochee River FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving system.

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The proposed ready-mix concrete batch plant falls under SIC Code 3273 and must apply for coverage under the Georgia NPDES General Permit for Stormwater Discharges Associated with Industrial Activity. A copy of the Spill Prevention Plan must be provided to the Stormwater Management Division.

STAFF RECOMMENDATIONS

SLUP-12 ARGOS READY MIX, LLC

Applicant's request is due to the proposed expansion of the existing concrete batch plant that has been in use since the 1960s. The proposed site plan indicates what is being added to the existing plant. The existing plant overlaps properties owned by CSX Railroad and Georgia Power Company, as well as Argos Ready Mix. The application provides signatures of the other titleholders.

Staff recommends APPROVAL subject to the following:

- Site plan received by the Zoning Division on May 1, 2014, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

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BLACK ROCK CONSULTING, LLC

May 20, 2014

Cobb County Zoning Department
1150 Powder Springs Street
Suite 400
Marietta, GA 30064

COBB COUNTY GEORGIA
FILED IN OFFICE
2014 MAY 20 PM 3:08
COBB COUNTY ZONING DIVISION

Dear Sir/Madam,

Argo's Ready Mix, LLC is requesting a Special Land Use Permit for their property located at 293 Plant Atkinson Road. Argos is requesting a Special Land Use Permit for the construction of a new concrete batch plant. Argos has an existing concrete batch plant on the property in the area that is zoned HI that was constructed in the 1960's. Argos is requesting a rezoning and a special land use permit to both bring the existing property into compliance for the existing concrete batch plant, and to also allow for a new concrete batch plant to be constructed.

The site is currently comprised of the property that is owned by Argo's and leased both from CSX Transportation and Georgia Power Company. In addition to the Special Land Use Permit Argo's is requesting that the following conditions to be granted;

1. The total property owned and leased for the existing concrete batch plant totals 3.27 acres with is less than the 5 acres that is required for a concrete batch plant. Argos request that as part of the special land use permit that the 5 acre minimum to be waved, due to the fact that the current plant is operating on less than 5 acres.
2. The existing plant has a material silo measuring 95' in height which is higher than the required 50' as per the county zoning ordinance. The proposed plant would have a silo 85' in height, 10' lower than the existing silo. Argos request that as part of the special land use permit a condition would allow for the silo to be in exceedance of the 50'.

Thank you for your consideration in the special land use permit for the subject property. Please call me at 404-550-6042 if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Johnson'. The signature is fluid and cursive, written over a light grey background.

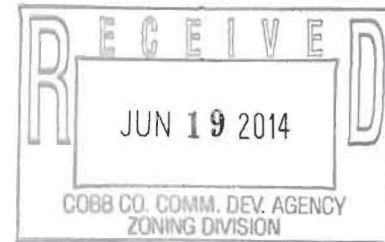
Brian Johnson
Project Manager



BLACK ROCK CONSULTING, LLC

June 19, 2014

Cobb County Zoning Department
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



Dear Sir/Madam,

Argos Ready Mix, LLC is requesting a Special Land Use Permit for their property located at 293 Plant Atkinson Road. Argos is requesting a Special Land Use Permit for the construction of a new concrete batch plant. Argos has an existing concrete batch plant on the property in the area that is zoned HI that was constructed in the late 1960's. Argos is requesting a special land use permit to remove the existing batch plant and to construct a new concrete batch plant in its place.

As per the special land use permit application Argos has reviewed the impact of the proposed special land use permit for each of the following:

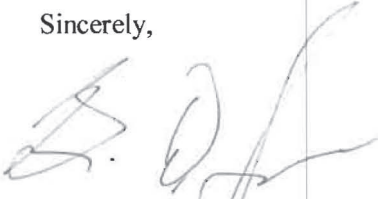
1. The special land use permit would not have an adverse effect on the surrounding neighborhood due to the presents of an existing concrete batch plant located on the property.
2. The use of a concrete batch plant is compatible with the surrounding neighborhood which is mainly industrial in nature.
3. The plant will not result in a property that would be considered a nuisance with the new facility having to meet the current air and water regulations for the facility.
4. The noise that is generated by the addition would not be any greater than the existing conditions with the current concrete batch plant.
5. The property values of the surrounding areas will not be affected due to the fact that the land use of the site would not change.
6. The parking requirements for a concrete batch plant are minimal due to the fact that the number of onsite staff is 5 employees or less. There will be designated parking spaces for the employees and for the handicap access.
7. The site is appropriate for a concrete batch plant adjacent to industrial zoning and that an existing concrete plant is located on the facility.
8. The concrete batch plant is a compatible use for the existing site.
9. The hours of operations would be limited to daylight hours as much as possible, but to the Department of Transportation's requirements some projects can only be accomplished at night.
10. There would not be any limits on the deliveries of the facility other than during operating hours.
11. The appropriate buffers are in place for the adjacent property zoning.
12. The public safety of the surrounding neighborhood would not be adversely affected by the construction of the concrete batch plant.
13. The concrete batch plant complies with all specific requirements for special land use permits with the conditions of a silo being over 50' in height and for the property area to be less than 5 acres.
14. Based on the understanding of Black Rock Consulting we have provided all the significant information for consideration for a special land use permit.

Seven Dunwoody Park, Suite 115 - Atlanta, Georgia 30338
Phone: (770) 395-6111 – Fax: (770) 395-6999

15. We believe we have provided all the information to secure a special land use permit and will continue to do so throughout the permitting process for the development.

Thank you for your consideration in the special land use permit for the subject property. Please call me at 404-550-6042 if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Johnson', written over a vertical line that runs down the page.

Brian Johnson
Project Manager